

The Planning Commission of the City of Athens, Alabama met in regular session in the City Council Chambers on May 20, 2025 at 5:30 PM, after a short work session. The meeting was called to order by Rick Johnson.

Commission members present at the meeting included Rick Johnson, Brad Mallette, Rhonda Weatherford, Anna Clem, Chief James Hand, Rod Herron, and Mayor Ronnie Marks. Also present were City staff members Erin Tidwell, City Planner, Paige Parker, Senior Planner, and Michael Griffin, City Engineer.

Mr. Johnson opened the meeting by introducing the members of the Commission and City staff. Mr. Johnson then stated that the minutes for the April 15, 2025 Planning Commission meeting had been submitted for approval.

Rhonda Weatherford offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, that the minutes for the April 15, 2025 meeting be approved.”

Brad Mallette seconded the motion, and the vote was unanimous of the voting members present.

Old Business:

OB.1. Request of Athens Preserve, LLC (Gregg Crow) for Preliminary Plat Approval of Athens Preserve, Phase 2, a major subdivision of +/- 7.17 acres into 31 lots, located at the eastern terminus of Montclair Street and the northern terminus of Aurora Lane, zoned TN-2 (Traditional Neighborhood 2 District).

Ms. Parker described the request, stating that Staff has no issues with this request. The following statement was provided by the City of Athens Engineering Department in response to concerns raised at the April 2025 meeting:

“The development does not meet the City’s requirement for a traffic impact study as stated in the traffic circulation standards.

There is no requirement in the adopted subdivision regulations for an Environmental Impact Study to be performed during the preliminary or final plat approval process. According to Article 7 within the Subdivision Regulations, All required ALDOT and ADEM permits must be submitted with the application for construction permit. The Engineering Department holds a pre-construction meeting after the preliminary plat has been approved. This meeting is when the construction permit and required documents are submitted.

The Engineering Department requires an ADEM NOI.”

Mr. Johnson stated that he would allow for brief public commentary on this item if there was anyone present with concerns other than those voiced during the public hearing at the April 15, 2025 meeting.

Michael Moore (107 Pattock Court) raised concerns pertaining to the acreage of the property and the wildlife on the property.

After brief discussion by Mr. Moore and the surveyor on record, Ms. Parker provided Mr. Moore with her contact information so that he could reach out to her with any additional questions or concerns.

With Staff having addressed the concerns raised at the April meeting, the following resolution was put forward.

Resolution. Rod Herron offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on May 20, 2025, that the Commission does hereby grant the applicant's request for Preliminary Plat Approval of Athens Preserve, Phase 2, a major subdivision of +/- 7.17 acres into 31 lots, located at the eastern terminus of Montclair Street and the northern terminus of Aurora Lane.

Chief James Hand seconded the motion, and the motion passed unanimously of the voting members present.

Public Hearings:

PH.1. Request of John & Kathryn Morris for Minor Plat Approval of A Replat of Lots 15 & 16 of East Hampton Subdivision, a minor subdivision of +/- 1.27 acres into 1 lot, located at 310 Wellington Road, zoned R-1-1 (Low Density Single Family Residential District).

Mr. Johnson opened the public hearing. Ms. Parker described the request, stating that Staff has no issues with this request.

John Morris (310 Wellington Road) spoke on behalf, and in favor of, the request.

With no further questions or comments, Mr. Johnson closed the public hearing.

Resolution. Mayor Marks offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on May 20, 2025, that the Commission does hereby grant the applicant's request for Minor Plat Approval of A Replat of Lots 15 & 16 of East Hampton Subdivision, a minor subdivision of +/- 1.27 acres into 2 lots, located at 310 Wellington Road.

Brad Mallette seconded the motion, and the motion passed unanimously of the voting members present.

PH.2. Request of Morell Engineering for Re-Plat Approval of Lots 1 & 2 of Re-Plat of Lots 22-46 of Tanner Estates Subdivision (+/- 58.64 acres), to dedicate right-of-way to the City of Athens, located directly west of U.S. Highway 31 and approximately 700' south of Nuclear Plant Road, zoned M-1 (Light Industrial District) and B-2 (General Business District).

Mr. Johnson opened the public hearing. Ms. Parker described the request, stating that Staff has no issues with this request.


With no further questions or comments, Mr. Johnson closed the public hearing.

Resolution. Rod Herron offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on May 20, 2025, that the Commission does hereby grant the applicant's request for Re-Plat Approval of Lots 1 & 2 of Re-Plat of Lots 22-46 of Tanner Estates Subdivision (+/- 58.64 acres), to dedicate right-of-way to the City of Athens, located directly west of U.S. Highway 31 and approximately 700' south of Nuclear Plant Road.

Anna Clem seconded the motion, and the motion passed unanimously of the voting members present.

Adjournment. There being no further business to come before the Commission, Mr. Johnson duly and properly adjourned the meeting at 5:43 p.m.


Chairman

Attest: 
Secretary